

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 17, 2005

ITEM NO. 13

SUBJECT	Scottsdale Estates 13-PP-2005
REQUEST	<p>Request approval of a Preliminary Plat for an 11-Lot development on a 6+/- acre parcel.</p> <p>Related Policies, References: Case 8-ZN-2005 rezoned the property from the R1-35 District to the R1-18 PRD District to allow this subdivision.</p>
OWNER	Earlie Homes 602-954-9525
APPLICANT CONTACT	David Brantner Earlie Homes 602-954-9525
LOCATION	Northeast corner of E. Cactus Road and N. 90 th Street.
BACKGROUND	<p>Zoning. The site was rezoned from Single Family Residential District (R1-35) to Single Family Residential, Planned Residential Development District (R1-18 PRD) in August 2005. The rezoning case was stipulated to a specific site plan with amended development standards that allow a reduction of the lot sizes, widths, and setbacks. The result of modified lot widths and setbacks allows opportunities for landscaped buffers along E. Cactus Road and N. 90th Street, and open space tracts at the entrance of the property and at the E. Cactus Road/N. 90th Street intersection (see Attachment #7). In addition, the applicant has agreed to limit all homes to one story.</p> <p>Context. The property consists of 6.1 acres located at the northeast corner of E. Cactus Road and N. 90th Street. This property is relatively flat with residential and equestrian-related structures. The property is surrounded by single-family home developments to the north, west, and south. Abutting the site to the east is a 3-acre church property. To the southwest across Cactus Road is a senior residential care facility.</p> <p><u>Adjacent Uses:</u></p> <ul style="list-style-type: none">• North: Single-family homes, zoned R1-18 PRD District.• South: Single-family homes, zoned R1-18 PRD District.• East: Church, zoned R1-35 District.• West: Single-family homes, zoned R1-18 PRD District.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This is a request to approve the preliminary subdivision plat for 11 single-family residential lots.

Development information.

- *Parcel Size:* 6.A cres
- *Existing Use:* Ranch
- *Proposed Use:* 11 Single-family homes
- *Proposed Density:* 1.6 Homes per acre (gross)
- *Building Height Allowed:* 30 Feet
- *Building Height Proposed:* 30 Feet
- *Street Access:* Private street from 90th Street
- *Open Space:* 32,000 Square Feet+/- (along E. Cactus/
N.90th Street)

IMPACT ANALYSIS

Traffic.

One private drive is proposed from N. 90th Street in alignment with E. Ann Way to the west, and no access will be provided from Cactus Road. The applicant will participate with the future Cactus Road improvements through in-lieu fees. The proposed site layout is consistent with neighboring properties in terms of access and orientation.

Water/Sewer.

This infill development will connect to existing water and sewer lines, so there are no anticipated water or sewer service impacts.

Police/Fire.

The property is located in Police District 2, which is served by the N. 90th Street/E. Via Linda station. The nearest Fire Station is located at N. 90th Street/E. Via Linda, providing an anticipated fire response time of less than five minutes. Police and fire currently serve this area, so there are no anticipated police or fire service impacts.

Schools District comments/review.

Scottsdale Unified School District has been notified of this application and indicates that there are adequate school facilities to accommodate the new homes.

Drainage/Open Space/Trails.

There are no washes on the site, and the site plan proposes a retention basin at the southwest corner of the site. The retention basin will also serve as an open space amenity for the development, and augment the other landscaped tracts proposed along E. Cactus Road and N. 90th Street.

The open space amenity will have a dark tan decorative wrought iron fence at the N. 90th Street/E. Cactus Road intersection, and a ramada and shade trees are proposed in the open space amenity. Perimeter walls will be tan stucco with accents that include a ledgerstone veneer, pre-cast concrete moldings and caps, and metal ornaments. The wall colors and materials will be carried over to the ramada, which will also have a rough sawn wood trellis.

Landscaping on N. 90th Street will be consistent with the existing materials nearby, including Desert Willow and Acacia trees. Landscaping will be constructed on E. Cactus Road as part of the Cactus Corridor street improvements scheduled to begin early next year.

Community Involvement.

Since the rezoning process, the site has been posted with notification signs and the surrounding property owners have been notified. Other than general inquiries, there has been no comment regarding this application.

**STAFF
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.


**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

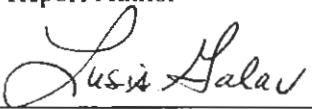
STAFF CONTACT(S)

Tim Curtis, AICP
Project Coordination Manager
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Tim Curtis
Report Author



Lusia Galav, AICP
Interim Current Planning Director
Phone: 48-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat
5. Landscape Plan
6. Hardscape Plan (Walls, Gates, Entry Monument)
7. Previously Approved Amended Development Standards
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Scottsdale Estates Preliminary Plat Project Narrative

Purpose of Request:

This narrative accompanies a Preliminary Plat application submittal to the City of Scottsdale for a gated 11 lot development proposed on 6 acres located at the Northeast corner of 90th Street and Cactus Road.

Relationship to Surrounding Properties:

The property is bound by Cactus Road to the South and 90th Street to the West. An existing residential development exists to the North, while a Church exists to the East. As previously stated R1-18 developments occur on all sides of the site (excepting the church parcel). The aerial illustrates the proposed development's compatibility with the adjacent developments.



Description of Proposal:

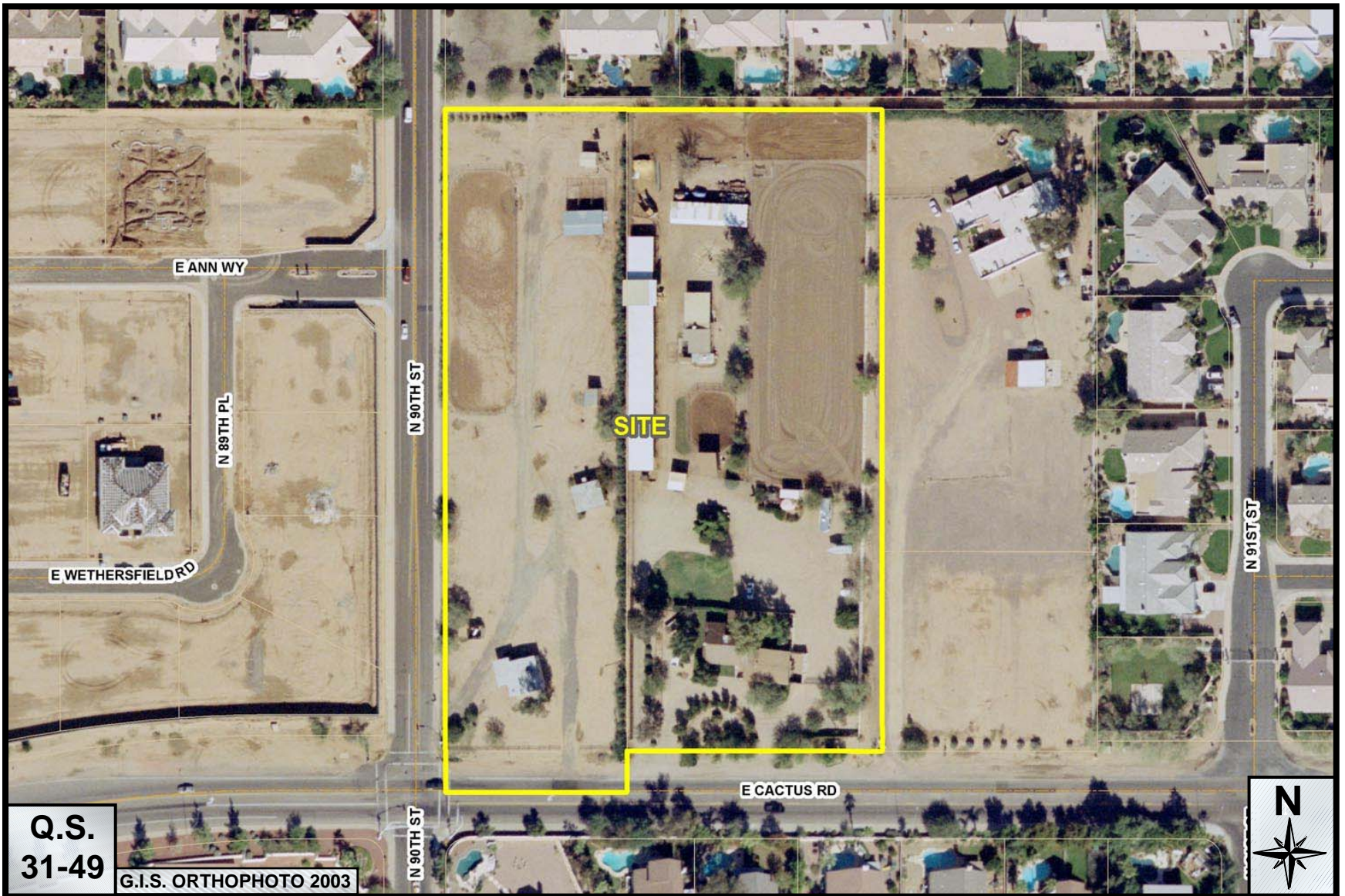
The property was recently rezoned R1-18 PRD and is proposed to be developed under the amended development standards approved under the PRD. The site plan consists of 11 lots that are accessed via one point of access to 90th Street. E. Ann Way aligns with the project entrance on the west side of 90th Street. Since the project is proposed to be gated, the interior streets are private and will be maintained by the project Home Owner's association. A flag-lot design was utilized to maximize the open space provided along Cactus Road while still meeting the unit count needed by the developer. All lots will conform to the requirements of Scottsdale's development code except where amended by the PRD development standards.



Scottsdale Estates

13-PP-2005

ATTACHMENT #2



Scottsdale Estates

13-PP-2005

ATTACHMENT #2A

CONCEPTUAL RETENTION CALCULATIONS:

REQUIRED VOLUME:
 $V = (P \times A) / 24$
 $C = 0.63$
 $W = 2.82 \text{ IN. (100'-W. 2'-W.)}$
 $A = 6.1198 \text{ ACRES} = .07$

Unimproved = 38,207 sq.ft.
Improved = 43,581 sq.ft.

APPROVED DEVELOPMENT STANDARDS R1-18 P.R.D.

Development Standard	City Standard	Proposed Standard
Lot Area	10,000 sq. ft.	10,000 sq. ft.
Lot Width	100'	100'
Front Setback	30'	30'
Side Setback	30'	30'
Front Yard Setback	10'	10'
Street Side Yard Setback	10'	10'

LEGEND

—	MONUMENT/CENTER LINE
— · — · —	RIGHT OF WAY LINE
—	EXISTING TRAFFIC LIGHT
—	EXISTING TRAFFIC CONTROL BOX
— ()	EXISTING STREET LIGHT
—	EXISTING IRRIGATION MAINHOLE
—	EXISTING WATER VALVE
—	EXISTING SINKER MAINHOLE
—	EXISTING STORM DRAIN
—	EXISTING GRATE
—	EXISTING FIRE HYDRANT
—	EXISTING MONUMENT
—	EXISTING WATER MAINHOLE
—	EXISTING WATER METER
—	EXISTING SINKER CLEANOUT
—	EXISTING TELEPHONE RISER
—	EXISTING JUNCTION BOX
—	EXISTING GAS VALVE
—	EXISTING REDUCER/INCREASER
—	PROPOSED WATER LINE w/size
—	PROPOSED WATER VALVE
—	PROPOSED FIRE HYDRANT
—	PROPOSED WATER SERVICE, V. B. & C
—	PROPOSED SANITARY SINKER LINE w/size
—	PROPOSED SANITARY SINKER MAINHOLE
—	PROPOSED SANITARY SINKER CLEANOUT
—	PROPOSED SANITARY SINKER CLEANOUT
—	COMMON 18" WIDE DRIVEWAY
—	B.S.L. BUILDING SETBACK LINE

NOTES

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED OR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENTS WHICH WOULD IMPED THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENTS. THE CITY OF SCOTTSDALE MAY, AT IT'S DISCRETION, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS.
2. CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO MOULD, WIRE OR REMOVABLE SECTION-TYPE FENCING.
3. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
4. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE SINGLE STORY DWELLING UNIT FOR A TOTAL OF 11 DWELLING UNITS WITHIN THE ENTIRE SUBDIVISION.
5. THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION SHALL HOLDING ALL PROPERTY OWNERS IN THIS SUBDIVISION, SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, PRIVATE STREETS AND DRAINAGE FACILITIES IN ACCORDANCE WITH THE APPROVED PLANS.
6. STRUCTURES WITH LANDSCAPING AT THE INTERSECTIONS OF A MAJOR STREET WITH A LOCAL STREET WITHIN A TRIANGLE MEASURING 21' X 15' ALONG THE RIGHT-OF-WAY LINE, SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF THREE (3) FEET.
7. ELECTRIC LINES ARE TO BE INSTALLED PER ARIZONA CORPORATION COMMISSION GENERAL ORDER U-66.
8. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
9. A HYDROLOGIST REPORT FOR THIS SUBDIVISION HAS BEEN SUBMITTED TO THE APPROPRIATE DEPARTMENT FOR REVIEW AND APPROVAL.

TYPICAL SETBACKS

LOT 1-3	LOT 4-11
FRONT YARD = 30'	FRONT YARD = 30'
SIDE YARD = 15'	SIDE YARD = 15'
REAR YARD = 30'	REAR YARD = 20'
STREET SIDE YARD = 15'	STREET SIDE YARD = 15'

LOT AREAS

LOT 1	15,638.21 S.F. 0.3585 ACRES
LOT 2	15,778.84 S.F. 0.3622 ACRES
LOT 3	16,643.17 S.F. 0.3800 ACRES
LOT 4	16,125.22 S.F. 0.3681 ACRES
LOT 5	15,014.88 S.F. 0.3447 ACRES
LOT 6	16,236.87 S.F. 0.3727 ACRES
LOT 7	20,048.09 S.F. 0.4603 ACRES
LOT 8	16,754.79 S.F. 0.3808 ACRES
LOT 9	16,400.32 S.F. 0.3765 ACRES
LOT 10	15,714.88 S.F. 0.3563 ACRES
LOT 11	15,542.89 S.F. 0.3558 ACRES
TRACT A	4,788.75 S.F. 0.1100 ACRES
TRACT B	22,528.58 S.F. 0.5172 ACRES
TRACT C	6,427.38 S.F. 0.1476 ACRES
TRACT D	35,261.54 S.F. 0.8083 ACRES
TRACT E	1,151.89 S.F. 0.0264 ACRES
NET	252,823.45 S.F. 5.8188 ACRES
GROSS	298,987.55 S.F. 6.8548 ACRES

SCOTTSDALE ESTATES PRELIMINARY PLAT

A PORTION OF THE SW4 SE4 SW4 SEC 18, T.3N., R.5E., G.&S.R.M.,
MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

PARCEL HQ-2

THE WEST 247 FEET OF THE EAST 455 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASIS MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL HQ-4

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASIS MERIDIAN,

EXCEPT THE EAST 455 FEET THEREOF; AND
EXCEPT THE WEST 30 FEET THEREOF.

REFERENCES

BOOK 348 OF MAPS, PAGE 18 M.C.B.
BOOK 401 OF MAPS, PAGE 19 M.C.B.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, THE BEARING OF WHICH IS N80°00'00"W. ACCORDING TO THE FINAL PLAT FOR CACTUS ESTATES, BOOK 401 OF MAPS, MARICOPA COUNTY RECORDS.

BENCH MARK

A 1" IRON PIPE, IN A POT HOLE, ON THE SOUTH EDGE OF PAVEMENT, DOWN ABOUT 0.45', LOCATED AT THE INTERSECTION OF CACTUS ROAD AND CACTUS ROAD. ELEV. 1463.27

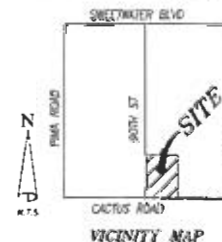
100' ±: A 1" IRON PIPE, IN A POT HOLE, LOCATED AT THE INTERSECTION OF CACTUS ROAD AND 92ND STREET. ELEV. 1467.41

THE BENCH MARKS CAN BE FOUND AT WWW.SCOTTSDALEAZ.GOV/LANDSURVEY, AND ARE LOCATED ON THE 1980 '88 DATUM.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PARCEL #	DATE OF FIRM FIRM ZONE	BASE FLOOD ELEVATION (In No Data, Use Page 1)
04012	1885	7/18/01	8/8

INSURER'S CERTIFICATION: THE FIRM FLOOD ELEVATIONS AND/OR FLOOD PROTECTIVE ELEVATIONS OF THIS PLAT AND SURVEY MUST BE PROVIDED PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE SERVICES CODE, CHAPTER 27 - FLOODING & FLOODPLAIN ORDINANCE.



OWNER/DEVELOPER

TABLE HOMES
3121 E. CLAYTON AVE., SUITE 107
PHOENIX, ARIZONA 85046
(602) 954-9525
FAX: (602) 954-0845
CONTACT: DAVIS BRANTNER

ENGINEER

BROWN ENGINEERS & SURVEYORS, INC.
4802 EAST ELWOOD STREET, SUITE #18
PHOENIX, ARIZONA 85040
(602) 437-3733
FAX: (480) 858-0504
CONTACT: JACK N. REEVES, P.E.

PLANNER

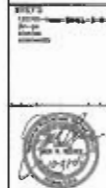
PLAN CONSULTING
8823 E. LOMPOC AVENUE
MESA, ARIZONA 85212
(480) 887-9871
FAX: (480) 887-8337
CONTACT: GREG DAVIS

SITE DATA

EXISTING ZONING	R1-18 PBD
GROSS ACREAGE	6.8548 AC
NET ACREAGE	5.8188 AC
TOTAL LOTS	11
DENSITY	1.88 UNITS/AC 1 SINGLE FAMILY DU/LOT
OPEN SPACE/RETENTION	0.7026 AC
% OPEN SPACE (GROSS)	11.81%
% OPEN SPACE (NET)	12.44%

13-PP-2005
10/31/2005

SCOTTSDALE ESTATES PRELIMINARY PLAT



13-PP-2005
10/31/2005

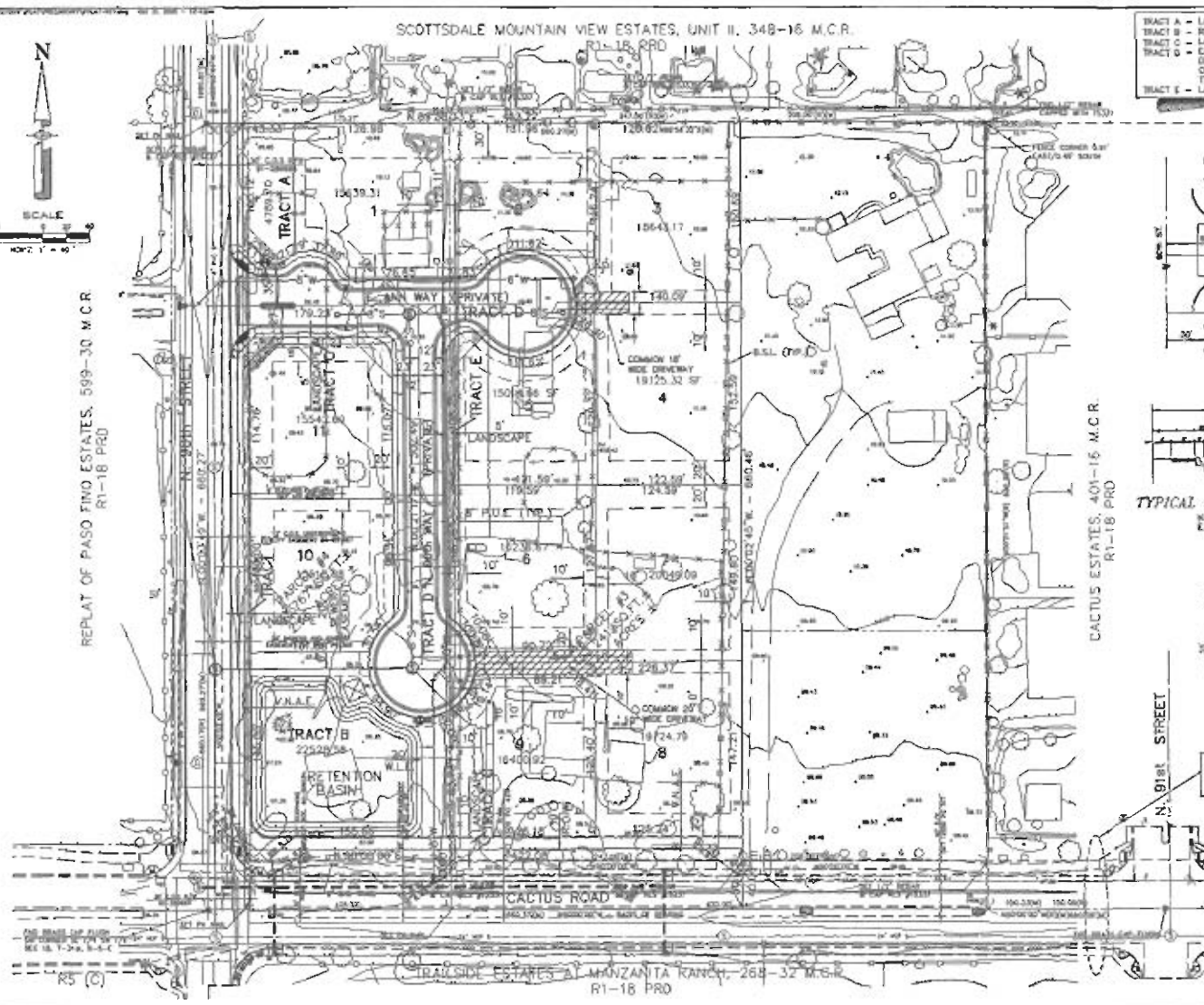
DESIGNED BY
DRAWN BY
CHECKED BY
SCALE (HORIZONTAL)
SCALE (VERTICAL)
DATE
SHEET

PROJ. #60-PA-2005 8-ZN-105

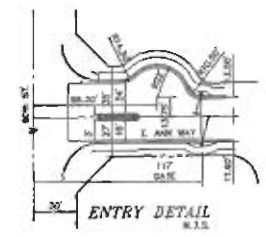


REPLAT OF PASO FINO ESTATES, 599-30 M.C.R.
R1-18 PRO

SCOTTSDALE MOUNTAIN VIEW ESTATES, UNIT II, 348-16 M.C.R.



- TRACT A - LANDSCAPE BUFFER AREA.
- TRACT B - RETENTION/LANDSCAPE AREA.
- TRACT C - LANDSCAPE BUFFER AREA.
- TRACT D - EASEMENT FOR PRIVATE ROADWAY, DRAINAGE, PUBLIC UTILITIES, RETUSE COLLECTION AND EMERGENCY & SERVICE TYPE VEHICLE ACCESS.
- TRACT E - LANDSCAPE BUFFER AREA.



PROPOSED CACTUS ROAD IMPROVEMENTS
PER C.O.S. CLIP #10-72102, 600
SUBMITTAL PLANS BY STANTEC
CONSULTING, INC. JOB #01702114.

SCOTTSDALE ESTATES PRELIMINARY PLAT



DESIGNED BY: JPM
DRAWN BY: JPM
CHECKED BY: JPM
SCALE (HORIZONTAL): 1"=40'
SCALE (VERTICAL): 1"=20'
DATE: 8/24/05
JOB NUMBER: 1037-0077
SHEET: 2 OF 2

Scottsdale Estates

Residential Subdivision

Scottsdale, Arizona

Conceptual Landscape Site Plan

Prepared for: **earlie**
HOMES



PLANT LEGEND

SYMBOL	COMMON BOTANICAL NAME	SIZE
1	CHINA BELL	10' 0"
2	SHRUB KALIA	10' 0"
3	CHOCOLATE VIOLET	10' 0"
4	SHRUB KALIA	10' 0"
5	CHOCOLATE VIOLET	10' 0"
6	SHRUB KALIA	10' 0"
7	CHOCOLATE VIOLET	10' 0"
8	SHRUB KALIA	10' 0"
9	CHOCOLATE VIOLET	10' 0"
10	SHRUB KALIA	10' 0"
11	CHOCOLATE VIOLET	10' 0"

GROUND COVER

SYMBOL	COMMON BOTANICAL NAME	SIZE
1	GROUND COVER	10' 0"
2	GROUND COVER	10' 0"
3	GROUND COVER	10' 0"
4	GROUND COVER	10' 0"
5	GROUND COVER	10' 0"
6	GROUND COVER	10' 0"
7	GROUND COVER	10' 0"
8	GROUND COVER	10' 0"
9	GROUND COVER	10' 0"
10	GROUND COVER	10' 0"
11	GROUND COVER	10' 0"

WALL LEGEND

SYMBOL	COMMON BOTANICAL NAME	SIZE
1	WALL	10' 0"
2	WALL	10' 0"
3	WALL	10' 0"
4	WALL	10' 0"
5	WALL	10' 0"
6	WALL	10' 0"
7	WALL	10' 0"
8	WALL	10' 0"
9	WALL	10' 0"
10	WALL	10' 0"
11	WALL	10' 0"

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WATER INTENSIVE LANDSCAPE

NET LANDSCAPE AREA: 100,000 SQ. FT.

NET LANDSCAPE AREA: 100,000 SQ. FT.

NET LANDSCAPE AREA: 100,000 SQ. FT.



SCALE: 1" = 40' - 0"

11/01/05

11/01/05

ATTACHMENT #5

13-PP-2005
11/01/05

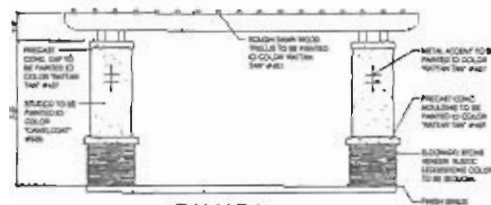
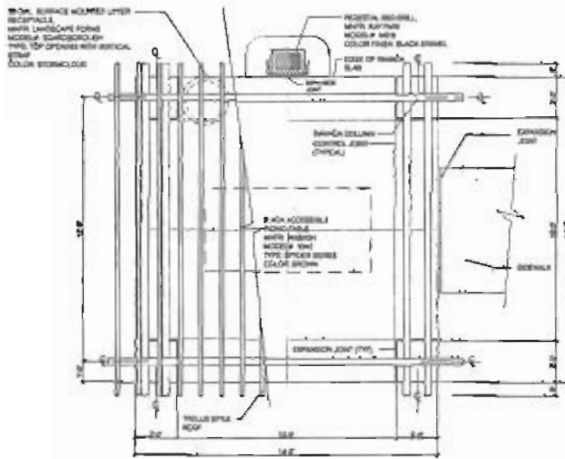
Scottsdale Estates

Residential Subdivision

Scottsdale, Arizona

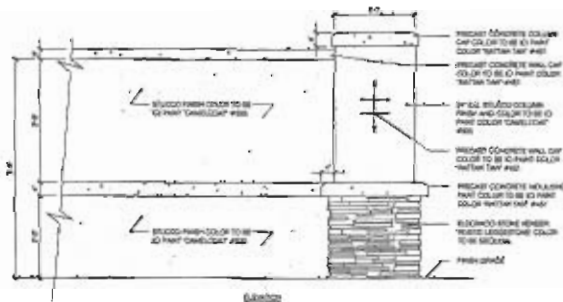
Conceptual Hardscape Details

Prepared for: **earlie**
HOMES



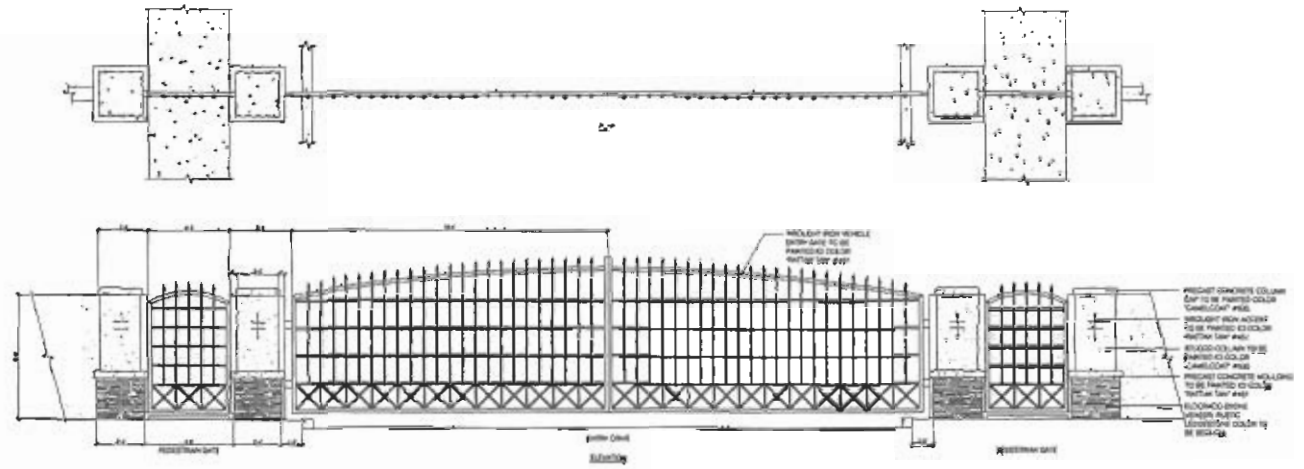
RAMADA

3/8" = 1'-0"



PERIMETER WALL

3/4" = 1'-0"



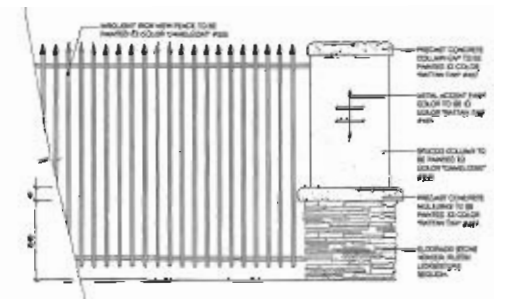
ENTRY GATES

3/8" = 1'-0"



ENTRY MONUMENT

3/4" = 1'-0"



VIEW FENCE

3/4" = 1'-0"



13-PP-2005

11/01/05

DEVELOPMENT STANDARDS

SUBDIVISION NAME: 90th and Cactus
CASE #: 8-ZN-2005
ZONING R1-18-PRD

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS
A. MIN. LOT AREA	18,000sf	15,000sf
B. MIN. LOT WIDTH		
1. Standard Lot	120'	100'
2. Flag Lot		20' (1)
C. MAXIMUM BUILDING HEIGHT	30'	30' (2)
D. MIN. YARD SETBACKS		
1. FRONT YARD		
• FRONT (to face of building)	35'	20'
• FRONT (to face of garage)	35'	20'
• FRONT (corner lot, side street)	35'	20'
• FRONT (corner lot, adjacent to key lot, side street)	35'	20'
• FRONT (double frontage)	35'	20'
2. SIDE YARD		
• Minimum	10'	No change
• Minimum aggregate	20'	No change
3. REAR YARD		
• Standard Depth	20'	20' (3)
E. DISTANCE BETWEEN BUILDINGS (MIN)		
1. Accessory & Main	10'	No change
2. Main Buildings/Adjacent Lots	20'	No change
F. MAXIMUM WALL HEIGHT		
1. FRONT	3'	No change
2. SIDE	8'	No change
3. REAR	8'	No change
G. APPLICABLE ZONING CASES		8-ZN-2005
H. NOTES & EXCEPTIONS		
(1) Exception: ten-foot minimum width may be allowed with shared driveways.		
(2) All buildings shall be restricted to a maximum of (1) one-story, and shall have no outside stairs or rooftop decks, roof top patios, observation towers, or balconies.		
(3) Rear yard setbacks for lots 1,2,3, shall be 30'		
(4) There shall be no decks, patios, or towers associated with observation or any other purpose allowed above grade on the primary structure or any accessory structures, nor shall there be any exterior staircases or other access provided to any roofs on the property.		
(5) There shall be no awnings or other permanent building extensions allowed to penetrate the rear yard setback.		
(6) Accessory structures shall not exceed fifteen (15) in height and fifteen (15) feet in width and shall be setback a minimum of ten (10) feet from the rear property line.		

Scottsdale Estates
NEC 90th & Cactus
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, <u>2</u> DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>1200</u> <u>AT 20</u> GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input type="checkbox"/> 15.</p> |
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ATTACHMENT A

Stipulations for Case: 13-PP-2005

Case Name: Scottsdale Estates

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Brooks Engineers & Surveyors INC., dated 10/31/05 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

Planning Documents

- c. Each lot shall be constructed to comply with the Amended Development Standards approved under 8-ZN-2005.
- d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Cleland-Group, dated 11/01/05 by City staff.
- e. Walls and Ramada Design shall be in conformance with the conceptual wall and ramada design submitted by Cleland-Group, dated 11/01/05 by City staff.

Engineering Documents

- f. Preliminary Drainage Report for Scottsdale Estates ; prepared by Brooks Engineers, dated August 24, 2005.

Relevant Cases

- g. At the time of review, the applicable Zoning case for the subject site was 8-ZN-2005.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. *In accordance with 8-ZN-05 a minimum of 32,000 square feet of landscaped open space shall be provided. This shall include a minimum five (5) foot wide landscaped tract along 90th street and a minimum ten (10) foot wide landscaped tract along Cactus Road to provide open space that is visible from the adjacent public streets.*
3. *At time of final plans submittal the Preliminary Plat shall be revised to remove setbacks, existing conditions, topography elevations and the parcel to the east.*
4. *At time of final plans, the common driveway shall be twenty (20) feet in width to match the flag lot width.*
5. *Prior to final plans approval all existing structures shall be demolished.*
6. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
7. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.

8. Provide the following note on the final plat: This plat lies within close proximity to the Scottsdale Airport (the "Airport"), which is located between Frank Lloyd Wright Boulevard on the north, Pima Road on the east, Thunderbird Road on the south, and Scottsdale Road on the west. The Airport is a general aviation reliever/commercial service airport for the Scottsdale-North Phoenix area.

Street Dedication Requirements

Ordinance

- A. *The developer shall provide the following street rights-of-way:*

STREET NAME	STREET TYPE	R.O.W. DEDICATION
<i>Cactus Road (Public)</i>	<i>Major Collector</i>	<i>50-foot half street</i>
<i>90th Street (Public)</i>	<i>Minor Collector</i>	<i>30-ft half street (existing)</i>
<i>Internal Street (Private)</i>	<i>Local Residential</i>	<i>46' (full width) – per DSPM local residential street figure 5.3-20.</i>

Easements

DRB Stipulations

9. Sight Distance Easements
- Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
 - Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.
10. Vehicular Non-Access Easement:
- Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Cactus Road and 90th Street except at the approved driveway location.
11. Indemnity Agreements:
- When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- B. *Drainage Easement:*

(1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

- C. *Waterline and Sanitary Sewer Easements:*

(1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

- D. *Public Utility Easement:*

- (1) *An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.*

Final Improvement Plan Requirements

PLANNING

Walls, And Fence Design

DRB Stipulations

12. *All walls shall match the architectural color, materials and finish of Conceptual Hardscape Details plan provided by Cleland-Group dated 10/31/05 by City staff.*
13. *The perimeter wall located at the southeast corner of Lot 8 shall be cut at an angle to allow greater visibility for vehicles existing the parcel to the east. The developer should consider adding the area outside the perimeter wall to the proposed Tract C.*
14. *Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.*

Landscape Design

DRB Stipulations

15. *The developer shall install or pay in-lieu fees to the City of Scottsdale for landscaping along the site's Cactus Road frontage in accordance with the Cactus Corridor plan and Cactus Road Improvements per C.O.S. C.I.P. #410-S2102 and Case 56-DR-2005.*
16. *The landscape plan shall be revised at time of final plans to incorporate quantities and caliper size.*
17. *Trees shall be incorporated into the landscape tract along 90th street unless the developer is unable to release the existing electrical easement located under the proposed tract.*
18. *Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.*
19. *Salvaged vegetation shall be incorporated into the landscape design.*
20. *Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.*
21. *All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.*

Ordinance

- E. *Landscape areas in decomposed granite or similar material shall not exceed more than seven (7) feet in any one (1) direction as measured between plants or plant canopies.*
- F. *Fifty percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette (Section 10.501.B, Zoning Ordinance).*

Exterior Lighting Design

DRB Stipulations

22. *No on-site or landscape lighting is proposed or approved with this case. If on-site or landscape lighting is desired in the future, the developer shall return for a separate review and approval.*

Additional Planning Items**DRB Stipulations**

23. *In accordance with 8-ZN-05 the developer shall bury or pay in-lieu fees to the City of Scottsdale for removing/burying all existing above ground utility lines and poles along the site's Cactus Road frontage.*
24. Flagpoles, if provided, shall be one piece, conical, and tapered.

ENGINEERING**Drainage And Flood Control****DRB Stipulations**

25. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
26. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
27. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical.
28. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
29. Provide positive drainage away from walks and curbs along all streets.
30. Riprap shall be indigenous stone.

Ordinance

- G. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- H. Other Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not allowed.

Roadway, Intersection, And Access Design**DRB Stipulations**

31. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Cactus Road (Public)	Major Collector	Payment in lieu per Fig 5.3-10 Major Collector Street in the City of Scottsdale DSPM. See note a. below		
90 th Street (Public)	Minor Collector	Existing	Existing	Existing
Internal Street (Private)	Local Res.	Full street improvements per Fig. 5.3-20	Roll Curb	6 ft sidewalk, both sides of street

a. **Notes.** The developer shall not construct street improvements on Cactus Road, but rather shall provide an in-lieu payment for Cactus Road half street improvements in accordance with the Cactus Road Improvements per C.O.S. C.I.P. #410-S2102 and Case 56-DR-2005. The half street improvements shall consist of one traffic lane, vertical curb and gutter and 8 ft wide sidewalk, per the major collector street standard. Improvements shall also include the cost of landscaping and the cost to bury overhead power lines along the cactus road site frontage.

32. **IN LIEU PAYMENTS.** At the direction of city staff, before issuance of any building permit for the site, the developer shall not construct the street improvements specified by the **Notes** in the stipulation above, but shall make an in lieu payment to the city. Before any final plan approval, the developer shall submit an engineer's estimate for plan preparation, design and construction costs. The in lieu payment shall be based on this estimate, plus five percent (5%) contingency cost and other incidental items, as determined by city staff.
33. All future site plans shall show the preliminary Cactus Road street widening improvements in accordance with the Cactus Road Improvements per C.O.S. C.I.P. #410-S2102 and Case 56-DR-2005. This is a City of Scottsdale capital improvement project and plans can be obtained from the City's CPM division.
34. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct a maximum of one site entrance from 90th Street, which shall align with Ann Way to the west.
35. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual.
36. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

Ordinance

- I. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- J. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

Refuse**Ordinance**

- K. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

37. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater (reference Plan Check #5264-05).
38. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
39. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Water**Ordinance**

- L. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater**Ordinance**

- M. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Construction Requirements

As-Builts**DRB Stipulations**

40. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
41. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
42. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
43. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.